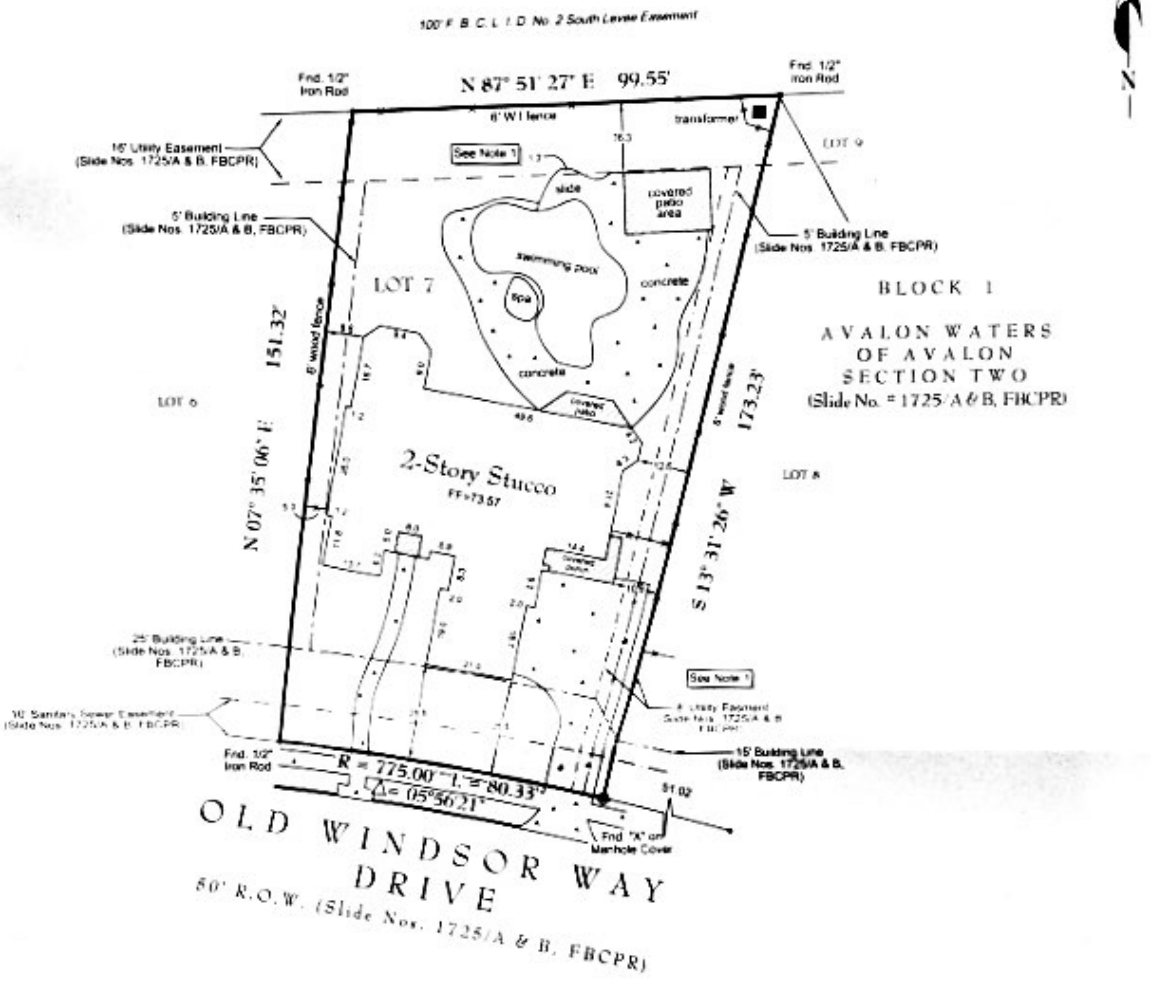
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



NOTES:

1. **A portion of the pool decking encroaches into rear utility easement. A portion of the concrete driveway encroaches the 8 foot utility easement along the east portion of subject tract.**
2. Subject tract does not lie within the designated 100 year floodplain per Letter Of Map Revision (LOMR) Case No. 09-06-784P, Effective 5/08/1996.
3. Lot subject to an Agreement for Underground Electric Service with Houston Lighting & Power Company, recorded under Fort Bend County Clerk's File No. 9812854.
4. Lot subject to any and all easements and building set back lines as set out in restrictive instruments recorded under Fort Bend County Clerk's File Nos. 9768475, 9776611 and 9833414. (not shown)
5. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
6. All bearings are based on the recorded plat unless noted otherwise.

PLAT OF PROPERTY

(1) **KEITH PATTERSON AND STEPHANIE PATTERSON**

(2) **19 OLD WINSOR WAY DRIVE**

(3) **LOT 7, BLOCK 1**

AVALON WATERS OF AVALON, SECTION TWO

SLIDE NO. 1725/A & B OF THE

PLAT RECORDS OF FORT BEND COUNTY, TEXAS

SCALE **1" = 30'**

DATE **9/01/1998** REVISED DATE **8/26/2013**

This **Property DOES NOT Lie within the designated 100 year Floodplain.**

FIRM NO. **48157C 0235 J**

ZONE **X (See Note 2)** EFF. DATE **1/03/1997**

BASE FLOOD ELEVATION **N/A**

(DATA BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION)

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY: **STEWART TITLE GUARANTY COMPANY**

GF **01137344IS (8/02/2013)**

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.

STATE OF TEXAS REGISTERED 4985 PROFESSIONAL LAND SURVEYOR

MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

JOB # 266-016 DRAWN BY JD

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.